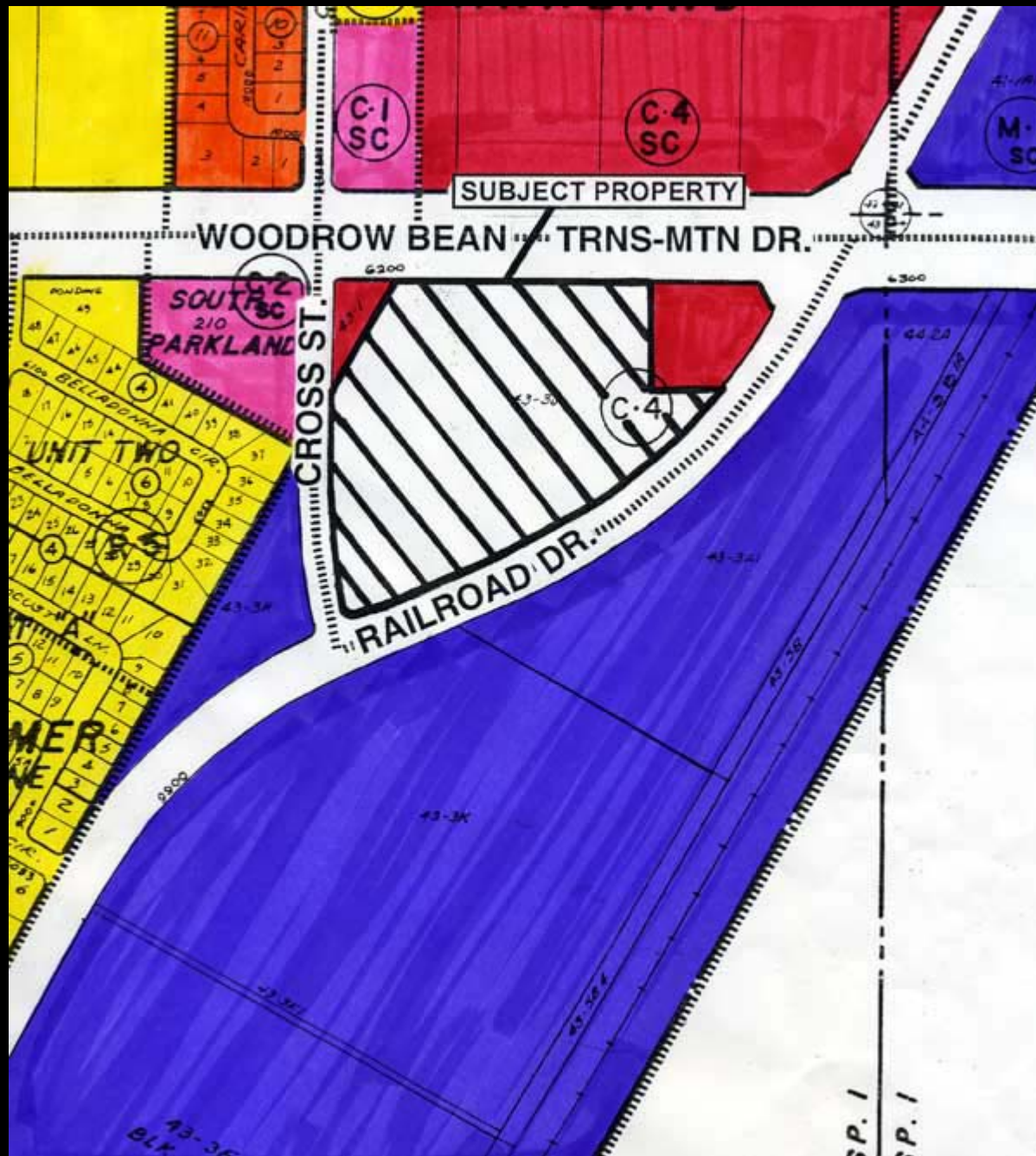


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ZON04-00014 & ZON04-00015



WOODROW BEAN TRNS-MTN DR.

CROSS ST.

RAILROAD DR.

SUBJECT PROPERTY

SOUTH 210 PARKLAND

UNIT TWO

M. SC

C-1 SC

C-4 SC

C-4

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ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00015, TO ALLOW FOR A PLANNED RESIDENTIAL DEVELOPMENT ON A PORTION OF TRACT 3J, SECTION 43, BLOCK 80, TOWNSHIP 1, T & PRRC SURVEYS, EL PASO, EL PASO COUNTY, TEXAS (EAST OF CROSS STREET AND NORTHWEST OF RAILROAD DRIVE) PURSUANT TO SECTION 20.14.040 (ZONING) OF THE EL PASO MUNICIPAL CODE. THE PENALTY IS AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, **Carefree Land, L.P.** has applied for a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow for a planned residential development;

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in an **R-5 (Residential)** District:

A portion of Tract 3J, Section 43, Block 80, Township 1, T & PRRC Surveys, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached Exhibit "A"; and

2. That a planned residential development is authorized by Special Permit in **R-5 (Residential)** districts under Section 20.14.040 of the El Paso Municipal Code; and

3. That the requirements for a planned residential development under Section 20.14.040 have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow a planned residential development on the above-described property; and

5. That this Special Permit is issued subject to the development standards in the **R-5 (Residential)** district regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

7. That if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON04-00015** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this 8th day of **June, 2004**.

THE CITY OF EL PASO

Joe Wardy
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:



Kimberly Forsyth, Urban Planner
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

ATCON ENGINEERING & SURVEYING
A 10.102 ACRE PARCEL
BEING A PORTION OF TRACT 3J, SECTION 43, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS
OCTOBER 2, 2003
REVISED: DECEMBER 22, 2003

DESCRIPTION

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF TRACT 3J, SECTION 43, BLOCK 80, TOWNSHIP 1, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CITY MONUMENT LOCATED AT THE INTERSECTION OF CROSS STREET AND RAILROAD DRIVE; THENCE, NORTH 65°09'45" EAST A DISTANCE OF 50.00 FEET ALONG THE CENTERLINE OF RAILROAD DRIVE TO A POINT; THENCE, NORTH 24°50'15" WEST A DISTANCE OF 60.00 FEET TO A SET 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY LINE OF RAILROAD DRIVE AND THE **"POINT OF BEGINNING"** OF THIS DESCRIPTION;

THENCE, 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AND A CHORD WHICH BEARS NORTH 69°50'15" WEST A DISTANCE OF 28.28 FEET TO A SET 1/2" REBAR FOR A CORNER OF THIS PARCEL;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CROSS STREET NORTH 24°50'15" WEST A DISTANCE OF 185.56 FEET TO A SET 1/2" REBAR FOR A CORNER OF THIS PARCEL;

THENCE, 184.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 23°43'15", A RADIUS OF 446.16 FEET AND A CHORD WHICH BEARS NORTH 12°58'38" WEST A DISTANCE OF 183.40 FEET TO A SET 1/2" REBAR FOR A CORNER OF THIS PARCEL;

THENCE, NORTH 01°07'00" WEST A DISTANCE OF 119.95 FEET TO A SET 1/2" REBAR FOR A CORNER OF THIS PARCEL;

THENCE, NORTH 28°24'45" EAST A DISTANCE OF 299.39 FEET TO A SET 1/2" REBAR FOR A CORNER OF THIS PARCEL;

THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TRAN MOUNTAIN ROAD SOUTH 82°53'08" EAST A DISTANCE OF 378.31 FEET TO A SET 1/2" REBAR FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 90°00'00" EAST A DISTANCE OF 120.24 FEET TO A SET 1/2" REBAR FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 03°16'07" WEST A DISTANCE OF 261.66 FEET TO A SET 1/2" REBAR FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 86°43'53" EAST A DISTANCE OF 161.73 FEET TO A SET 1/2" REBAR FOR A CORNER OF THIS PARCEL;

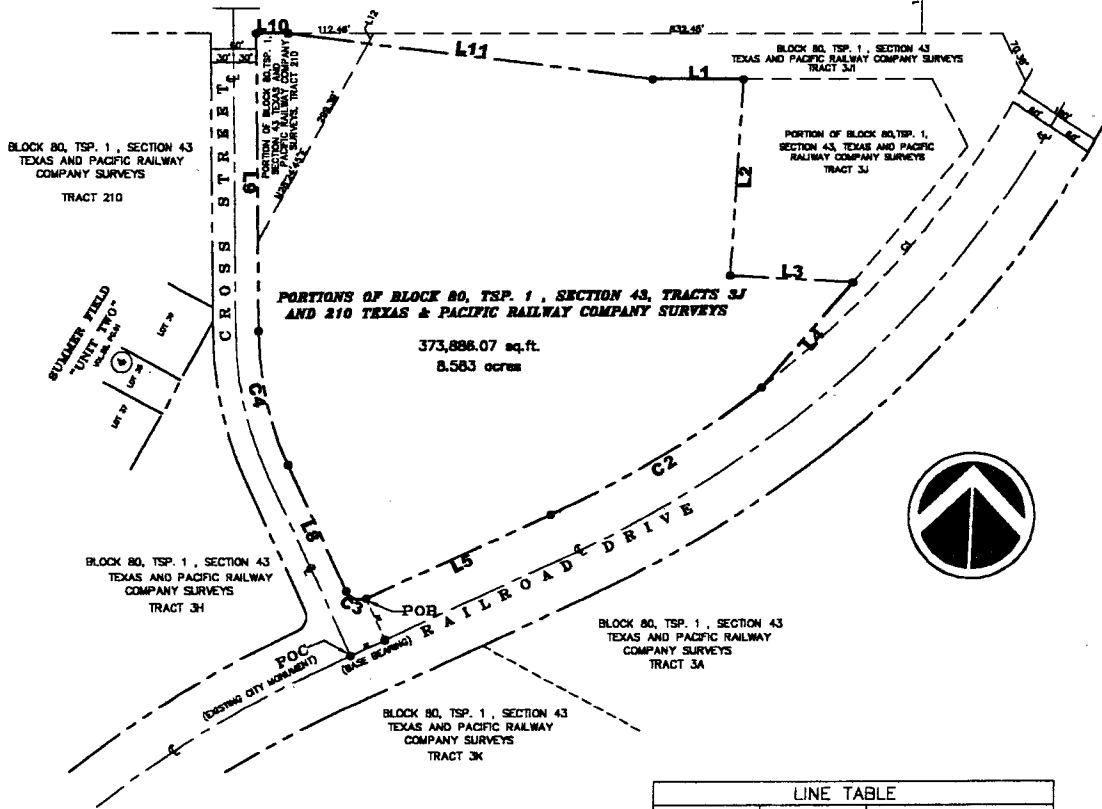
THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF RAILROAD DRIVE SOUTH 40°05'05" WEST A DISTANCE OF 183.88 FEET TO A SET 1/2" REBAR FOR A CORNER OF THIS PARCEL;

THENCE, 325.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 13°33'43" A RADIUS OF 1375.19 FEET AND A CHORD WHICH BEARS SOUTH 58°22'53" WEST A DISTANCE OF 324.75 FEET TO A SET 1/2" REBAR FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 65°09'45" WEST A DISTANCE OF 266.30 FEET TO THE **"POINT OF BEGINNING"** AND SAID PARCEL CONTAINING 373,886 SQUARE FEET OR 8.58 ACRES OF LAND MORE OR LESS.

Exhibit "A"

TRANS-MOUNTAIN ROAD
(LOOP 375)



LINE TABLE		
LINE	LENGTH	BEARING
L1	120.24	N90°00'00"E
L2	261.66	S03°16'07"W
L3	161.73	S86°43'53"E
L4	183.88	S40°05'05"W
L5	266.30	S65°09'45"W
L6	50.00	N65°09'45"E
L7	60.00	N24°50'15"W
L8	185.56	N24°50'15"W
L9	396.47	N01°07'00"W
L10	42.49	N90°00'00"E
L11	484.48	S82°53'08"E
L12	14.95	N28°24'45"E

CURVE TABLE						
CURVE	RADIUS	LENGHT	TANGENT	CHORD	BEARING	DELTA
C1	1375.19	539.24'	273.13	535.79	S40°22'59"W	22°28'01"
C2	1375.19	325.51'	163.52	324.75	S58°22'53"W	13°33'43"
C3	20.00	31.42'	20.00	28.28	N69°50'15"W	90°00'00"
C4	446.16	184.71'	93.70	183.40	N12°58'38"W	23°43'15"

ATCON ENGINEERING

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JOB #

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EL PASO, TEXAS 79935
ATCONENGINEERING@AOL.COM

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ATCON ENGINEERING

EXHIBIT PLAN

BEING A PORTION OF TRACT 3J, SECTION 43, BLOCK 80,
TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 8.58 ACRES ±

Recorded in Bk./Vol. 00 Pg. 00 El Paso County Plat Records

DATE 10-31-2003 SCALE 1"=200' DRAWN BY F.A.C. REVISED

Prepared by and under
the supervision of:

